

**JEFF MAIN
ZONING ADMINISTRATOR**

**COUNTY OF MONTEREY
STATE OF CALIFORNIA**

RESOLUTION NO. 060295

A. P. # 008-371-016-000

In the matter of the application of
Michael and Christine Morgan (PLN060295)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of: (1) a Coastal Development Permit and Design Approval for a new 607 square foot caretaker's unit over the attached garage, demolition of an existing 488 square foot shed, and for a remodel and 1,279 square foot addition (bedroom, bath, exercise room and terrace) to the existing three-story single family dwelling; (2) a Variance to exceed Pescadero structural and impervious coverage requirements (existing impervious surface 21,090 square feet and proposed impervious surface 12,787 square feet; existing structural coverage 7,844 square feet and proposed structural coverage 8,503 square feet), (3) a Coastal Development Permit for removal of one 17" coast live oak tree; and (4) a Coastal Development Permit for development within 750 feet of an archaeological resource. The property is located at 1667 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan, and came on regularly for meeting before the Zoning Administrator on November 9, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Del Monte Forest Land Use Plan and Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review this application. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 1667 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-016-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ), or Low Density Residential, 1.5 acres per unit with Design Control, (Coastal Zone). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.

(c) The project planner conducted a site inspection on June 26, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(d) Pescadero Watershed: A variance is required to exceed structural and impervious surface coverage requirements in the Pescadero Watershed (see Findings 4, 5 and 6).

(e) Tree Removal: The area on the northern portion of the site is moderately forested with a total of 22 native Coast Live Oak, along with a few non-native ornamental trees. The project requires removal of one 17-inch native oak tree. The following assessment was prepared for the subject site in accordance with the Del Monte Forest Coastal Implementation Plan, Section 20.147.050.B:

- Forest Management Plan, Morgan Residence. Report dated June 29, 2006.

The forest management plan determined that the project would not significantly impact the forest or its understory and includes actions to provide long-term protection of the remaining forest area, pursuant to Policy 32 in the Del Monte Forest LUP. As designed and conditioned, the proposed project would not affect the health of the surrounding forest. The proposed removal of one 17" native live oak tree does not result in exposure of structures in the critical viewshed (Policy 33 in the Land Use Plan). The design of the caretaker unit was modified to impact the least number of trees, and does not impact any landmark trees. As conditioned, the proposed project is consistent with development standards contained in Section 20.147.050.D of the Del Monte Forest CIP.

- (f) Caretaker Unit: This project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages "the use of caretakers' accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees" and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic. Caretaker Units are considered units of residential development for the purposes of calculating density in areas of new residential land uses planned in the Del Monte Forest (Table A). Staff has determined that adequate density exists in the Del Monte Forest Planning Area for the proposed project based on staff's review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots and number of existing caretaker units. The proposed project is outside the areas designated by Table A of the Del Monte Forest LUP for residential planned development densities.
- (g) Archaeological Resources: The project is located within 750 feet of a known archaeological resource. A Preliminary Archaeological Reconnaissance was prepared for the property by Mary Doane and Gary Breschini, dated June 23 2006. According to the report, no evidence of archaeological resources was observed on the property. Condition #13 (Exhibit D) requires all work to cease immediately, in the event resources are uncovered during grading or construction activities.
- (h) LUAC: The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on August 3, 2006. The LUAC recommended approval of the project by a vote of 5-0, with no recommended conditions of approval.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060295.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside biological, archaeological, and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use propose. The following reports have been prepared:
 - 1) "Preliminary Archaeological Reconnaissance" prepared by Mary Doane and Gary Breschini, dated June 23 2006.
 - 2) "Forest Management Plan, Morgan Residence", prepared by Frank Ono, dated June 29, 2006.
 - 3) "Geotechnical Soils-Foundation and Geoseismic Report", prepared by Grice Engineering, July 2006.

4) "Review of Potential Historic Significance", prepared by Kent L. Seavey, October 16, 2006.

(c) Staff conducted a site inspection on June 26, 2006 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060295.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section §15303 (e) categorically exempts the construction of new accessory structures.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 26, 2006. No environmentally sensitive habitat was identified on the property.

(c) The Geotechnical, Archaeological, and Forest Management reports prepared for the project did not identify any potential adverse environmental impacts resulting from the proposed development.

(c) See preceding and following findings and supporting evidence.

4. **FINDING: VARIANCE – SPECIAL CIRCUMSTANCES:** Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of Title 20 is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

EVIDENCE: Existing development on the subject parcel precludes conformance with applicable regulations regarding impervious surface limitations. The existing garage is more than 200 feet from Crespi Lane. The existing driveway on the property is over 230 feet in length to ensure adequate space for ingress and egress, and must also provide adequate turnaround area for fire equipment.

5. **FINDING: VARIANCE – AUTHORIZED USE:** The Variance does not grant a use or activity that is not otherwise expressly authorized by the zone regulation governing the subject parcel.

EVIDENCE: (a) The use is allowed per Section 20.14.040.A, Principle Uses Allowed in Low Density Residential (CZ) Zoning Districts, and in Section 20.14.050.I, Conditional Uses Allowed, Coastal Development Permit Required.

(b) Materials in Project File PLN060295.

6. **FINDING: VARIANCE – NO SPECIAL PRIVILEGES:** The Variance application to exceed impervious surface and structural lot coverage limitations of the Pescadero Watershed (Section 20.147.030.A.1.b of the Coastal Implementation Plan) does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classification in which the property is situated.

EVIDENCE: (a) The intent of the Carmel Bay Watershed coverage limitations is to reduce the amount of Stormwater runoff into Carmel Bay, thereby protecting an area of biological significance. Reductions in overall existing surface coverage (from 28,934 square feet to 21,290 square feet) and runoff retention measures will meet the intent of the Local Coastal Program policies and regulations.

(b) Allowable structural and non-structural impervious surfaces for parcels within the Pescadero watershed are limited to 5,000 square feet and 4,000 square feet, respectively. The project will reduce the total amount of non-structural impervious surface by 8,303 square feet (to 12,787 square feet) by replacing a portion of the driveway with a pervious material, and eliminating existing brick and concrete patios and walkways. The removal

of these impervious surfaces will reduce the volume of stormwater runoff from the property, thereby achieving greater conformance with the intent of Section 20.147.030.A.1.b of the Coastal Implementation Plan.

- (c) Similar residential properties in the Del Monte Forest area of the Coastal Zone have been granted variances (Keeley PLN980381) to exceed the Pescadero Watershed structural and impervious surface coverage limitations. In many cases, properties exceed the 9,000 square foot combined structural and impervious surface coverage.
- (d) The Board of Supervisors' Resolution 94-149 (Steakley) established the precedent to allow a Variance to exceed the 5,000 square foot limit on structural coverage as long as stormwater runoff was controlled on site. While the parcel will not conform to the 9,000 square foot impervious surface limit, the net reduction of impervious surface area resulting from construction of the project is consistent with the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan.

7. FINDING: PUBLIC ACCESS: The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE:**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
 - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (d) Staff site visit on June 29, 2006.

8. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

9. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- (a) Preceding findings and supporting evidence.

10. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission and the California Coastal Commission.

- EVIDENCE:** Sections 20.78.050.E., 20.86.070 and 20.86.080 of the Monterey County Zoning Ordinance.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 9th day of November, 2006.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **NOV 20 2006**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOV 30 2006**

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County RMA - Planning Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance and Mitigation Monitoring
Reporting Plan**

Project Name: Morgan

File No: PLN060295

APN: 008-371-016-000

Approval by: Zoning Administrator

Date: November 9, 2006

*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN060295) consists of (1) a Coastal Development Permit and Design Approval for a new 607 square foot caretaker's unit over the attached garage, demolition of an existing 488 square foot shed, and for a remodel and 1,279 square foot addition (bedroom, bath, exercise room and terrace) to the existing three-story single family dwelling; (2) a Variance to exceed Pescadero structural and impervious coverage requirements (existing impervious surface 21,090 square feet and proposed impervious surface 12,787 square feet; existing structural coverage 7,844 square feet and proposed structural coverage 8,503 square feet), (3) a Coastal Development Permit for removal of one 17" coast live oak tree; and (4) a Coastal Development Permit for development within 750 feet of an archaeological resource. The property is located at 1667 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-016-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwis e stated	

		conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA - Planning Department)				
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060295) was approved by the Planning Commission for Assessor's Parcel Number 008-371-016-000 on November 9, 2006. The permit was granted subject to 18 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD006 - DEED RESTRICTION - USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the Caretaker unit. (RMA - Planning Department)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

4.	<p>PBD026 – NOTICE OF REPORT (Forest Management Plan)</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Frank Ono, dated June 29, 2006 and is on record in the Monterey County Planning and Building Inspection Department Project File No. PLN060295. All development shall be in accordance with this report." (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
5.	<p>PBDSP0001 – LIGHTING – EXTERIOR LIGHTING PLAN (NON-STANDARD)</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior lighting shall be limited to that required for safety purposes only. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting plan shall comply with the requirements of the California Energy Code set for in California code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	Submit three copies of the lighting plans to RMA – Planning Department for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
		The lighting shall be installed and maintained in accordance with approved plans.	Owner/ Applicant	On-going	
6.	<p>PBDSP0002 - PERVIOUS MATERIALS</p> <p>All pervious pavers shall conform to County standards of 40 percent or greater open pass-through area. Impervious surfaces shall not exceed the 12,787 square feet. The total combined coverage (structural and impervious surface) shall not exceed 21,290 square feet. Prior to the issuance of grading or building permit, the applicant shall work with Planning Department staff to further reduce the amount the</p>	A revised site plan further reducing the amount impervious coverage shall be submitted for review and approval by the Planning Director. Engineering calculations stamped by a professional engineer shall be provided and approved by the Planning Director. The location and	Owner/ Applicant	Prior to issuance of building or grading permits.	

		amount of impervious coverage while maintaining a reasonable play area for children. (RMA - Planning Department)	amount of allowable impervious surface coverage shall be included on the Site and Grading Plans.			
			Inspection of driveway consistent with the approved project plans.	Owner/ Applicant	Prior to final inspection or occupancy	
7.		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (RMA - Planning Department)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
8.		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (RMA - Planning Department)	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

9.		PBDSP0003 - TREE REPLACEMENT The live oak tree to be removed shall be replaced at a minimum 1:1 ratio, for a minimum of one 5-gallon live oak. (RMA - Planning Department)	Incorporate into landscaping plan.	Owner/ Applicant/ Contractor Landscape Consultant	Prior to occupancy Prior to Occupancy	
			Install and maintain tree.			
10.		PBDSP0004 - TREE MONITORING (NON-STANDARD) The applicant shall arrange for tree replacement planting to be monitored for establishment success one year after project completion. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. (RMA - Planning Department)	Submit monitoring evidence in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.	Owner/ Applicant	One year after project completion	
11.		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

12.		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA - Planning Department)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
13.		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (RMA - Planning Department)	None	Engineer/ Owner/ Applicant	Prior to issuance of Building/ Grading Permits	
14.		PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant	Ongoing	
15.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

16.	<p>WR3 - DRAINAGE PLAN - RETENTION</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Special attention shall be given to diverting water off the driveway into a cistern. Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
17.	<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

18.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

END OF CONDITIONS

EROSION CONTROL RECOMMENDATIONS

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #380.
2. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MARCH, EROSION NETTING, AND STORMPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
4. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADSWAYS OR WATERBODIES. ANY EXPOSED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
5. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, JET AND/OR EROSION NETTING, AND STRAW MARCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
6. IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
7. RAIN OUTLETS SHOULD BE INSTALLED ON ALL ROOF EAVES WHICH CONNECT VIA DOWNSPOUT TO PERIMETER STORM DRAIN LINES WHICH ARE ROUTED OR DISPERSED IN A COUNTY APPROVED MANNER.

PLANNING INFO.

- PROPERTY OWNER: MICHAEL & CHRISTINE MORGAN
3682 PIPING ROCK LANE
HOLISTON, TX 77027
PH: (713) 877-8031
- PROJECT ADDRESS: 1657 CRESPI LANE
PEBBLE BEACH, CA
- PROJECT SCOPE: REMODEL & ADDITIONS TO AN EXISTING 3-STORY SINGLE FAMILY RESIDENCE. NEW CARETAKER UNIT OVER GARAGE.
- OCCUPANCY: R3, U1
- CONSTR. TYPE: V, MR
- A.P.N.: 008-371-016
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR 1.5 - 0 (C2)
- MAX BLDG. HT: 30 FT MAIN STRUCTURE
15 FT ACCESSORY STRUCTURES
- GRADING: CUT = 0 CY FILL = 0 CY ANY GRADING WILL BE FOR FOUNDATION EXCAVATION ONLY
- TREE REMOVAL: (1) 3-PRONG OAK, 11" x 15" x 17'
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
1. 2001 CBC, CMC, CPC & 2004 CCC
2. 2005 TITLE 24
- LOT AREA: 106,028.8 S.F. (2.48 AC.)
- PESCADERO COVERAGE LIMITATIONS
STRUCTURAL 5,000 SQ. FT.
IMPERVIOUS 4,000 SQ. FT.

PESCADERO COVERAGE CALCULATION:

STRUCTURAL	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	7,323.5	756.3	(488)	7,591.8
TERRACES	570.7	390.3	0	961
TOTAL	7,894.2	1,146.6	(488)	8,502.8

IMPERVIOUS SURFACE	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
DRIVEWAY	13,423.3	0	(6,000)	7,423.3
POOL	1,842.6	0	0	1,842.6
PATIO/TERRACES	3,748.6	510.3	(2,416.7)	1,842.2
COURTYARD	2,074.9	0	(397.3)	1,677.6
TOTAL	21,089.4	510.3	(8,814)	12,785.7

- STRUCTURAL COVERAGE PROPOSED: 8,502.8 S.F.
- STRUCTURAL COVERAGE ALLOWED: 5,000 S.F.
- IMPERVIOUS COVERAGE PROPOSED: 14,224.3 S.F.
- IMPERVIOUS COVERAGE ALLOWED: 4,000 S.F.

LOT COVERAGE CALCULATIONS:

BUILDINGS	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
	7,323.5	756.3	(488)	7,591.8
COVERED LOGGA	0	390.3	0	390.3
ENTRIES	177.3	0	0	177.3
COVERED TERRACES	653.3	178.6	0	831.9
TOTAL	8,154.1	1,326.4	(488)	8,992.5

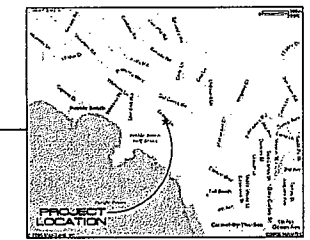
- LOT COVERAGE ALLOWED: 16,704.3 S.F. (15%)
- LOT COVERAGE PROPOSED: 8,992.5 S.F. (8.3%)

F.A.R. CALCULATIONS

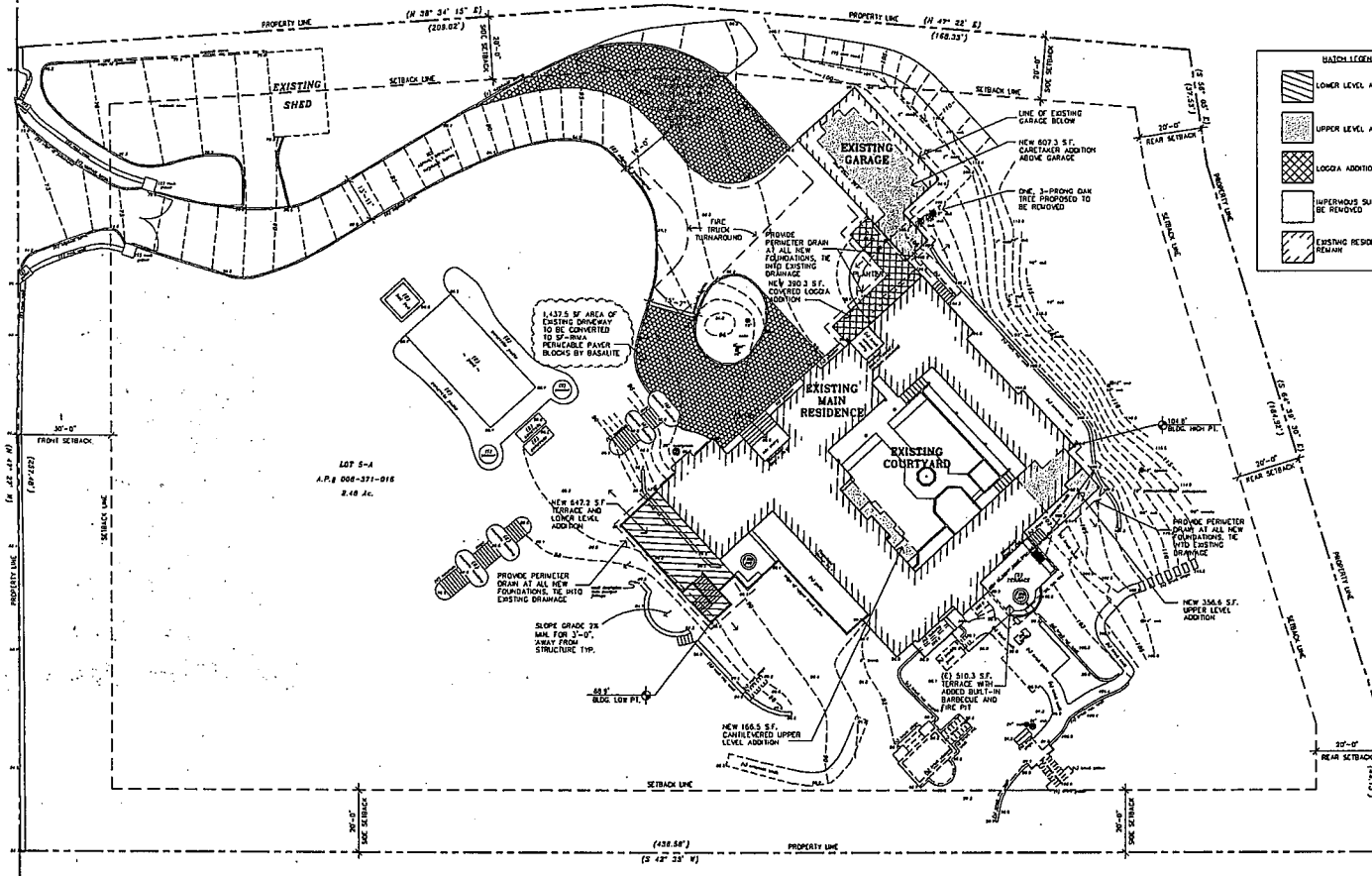
MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN FLOOR	5,556.5	0	0	5,556.5
UPPER FLOOR	2,428.5	533.1	0	2,961.6
LOWER FLOOR	2,337.1	647.2	0	2,984.3
CARAGE	1,002.1	109.1	0	1,111.2
CARETAKER UNIT	0	607.3	0	607.3
SHED	488	0	(488)	0
TOTAL	11,812.2	1,886.7	(488)	13,210.9

- F.A.R. ALLOWED: 18,805 S.F. (17.5%)
- F.A.R. PROPOSED: 13,210.9 S.F. (12.2%)

VICINITY MAP



CRESPI LANE



SITE PLAN

1/16" = 1'-0"

PROPOSED REMODEL FOR:
MR. & MRS. MICHAEL MORGAN
1657 CRESPI LANE
PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE & INTERIOR DESIGN
721 LIGHTHOUSE AVE. • PACIFIC GROVE, CA • 93950
TEL: (805) 844-1001 • FAX: (805) 844-1001 • WWW.IDG-DESIGN.COM

SITE PLAN

DATE: 03-05-06

PRE-APPLICATION

REVISIONS:
1. 8-27-06
2. 7-13-06
3. 7-13-06
4. 7-13-06
5. 7-13-06

PROJECT NO.
A1.0

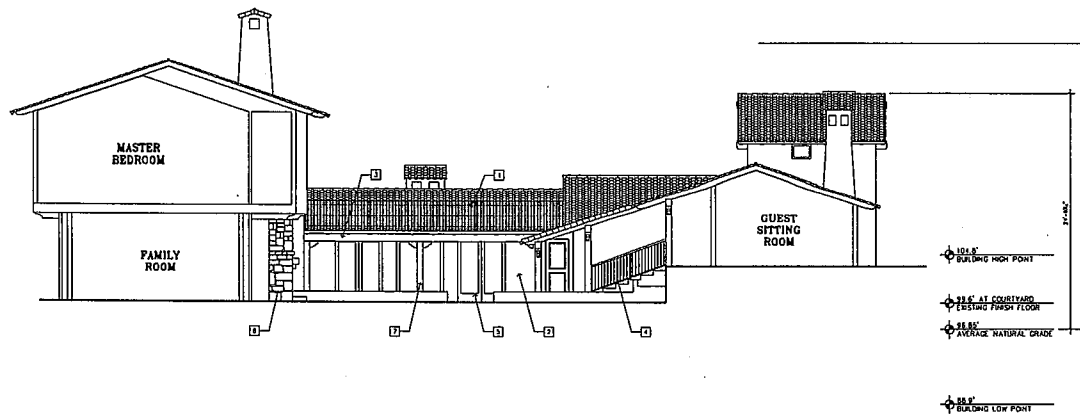


- | | |
|---|--|
| 1 | SPANISH CLAY TILE ROOF - CAP & PAM.
MATCH EXISTING |
| 2 | EXTERIOR STUCCO, MATCH EXISTING |
| 3 | EXPOSED WOOD BEAMS AND RAFTER
TAILS, MATCH EXISTING |
| 4 | PAINTED WROUGHT IRON RAILING, MATCH
EXISTING |
| 5 | STAINED WOOD EXTERIOR DOORS AND
WINDOWS |
| 6 | DECORATIVE WROUGHT IRON GRILL, MATCH
EXISTING |
| 7 | 8x8 WOOD POST, MATCH EXISTING |

NOTE:
SHADED AREAS REPRESENT AREAS OF
ADDITION.



A6.1

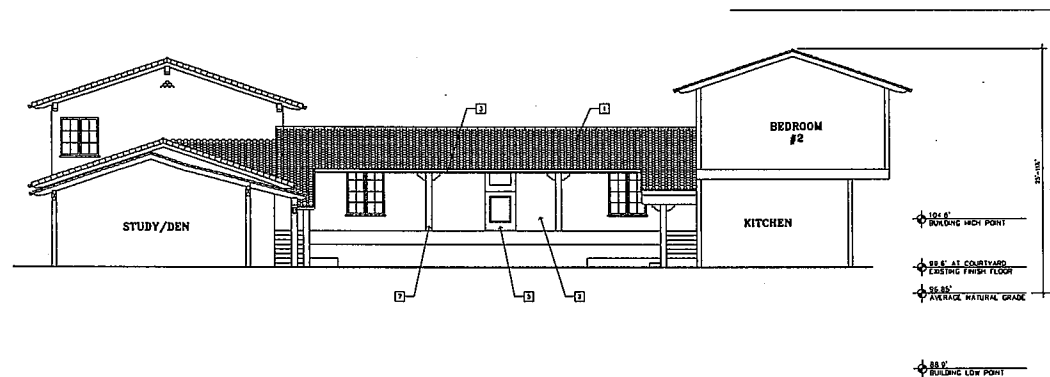


EAST ELEVATION - COURTYARD

3/16"=1'-0"

EXTERIOR FINISH LEGEND	
1	SPANISH CLAY TILE ROOF - CAP & PAN, MATCH EXISTING
2	EXTERIOR STUCCO, MATCH EXISTING
3	EXPOSED WOOD BEAMS AND RAFTER TAILS, MATCH EXISTING
4	PAINTED WROUGHT IRON RAILING, MATCH EXISTING
5	STAINED WOOD EXTERIOR DOORS AND WINDOWS
6	DECORATIVE WROUGHT IRON GRILL, MATCH EXISTING
7	8x8 WOOD POST, MATCH EXISTING

NOTE:
SHADE AREAS REPRESENT AREAS OF ADDITION.



NORTH ELEVATION - COURTYARD

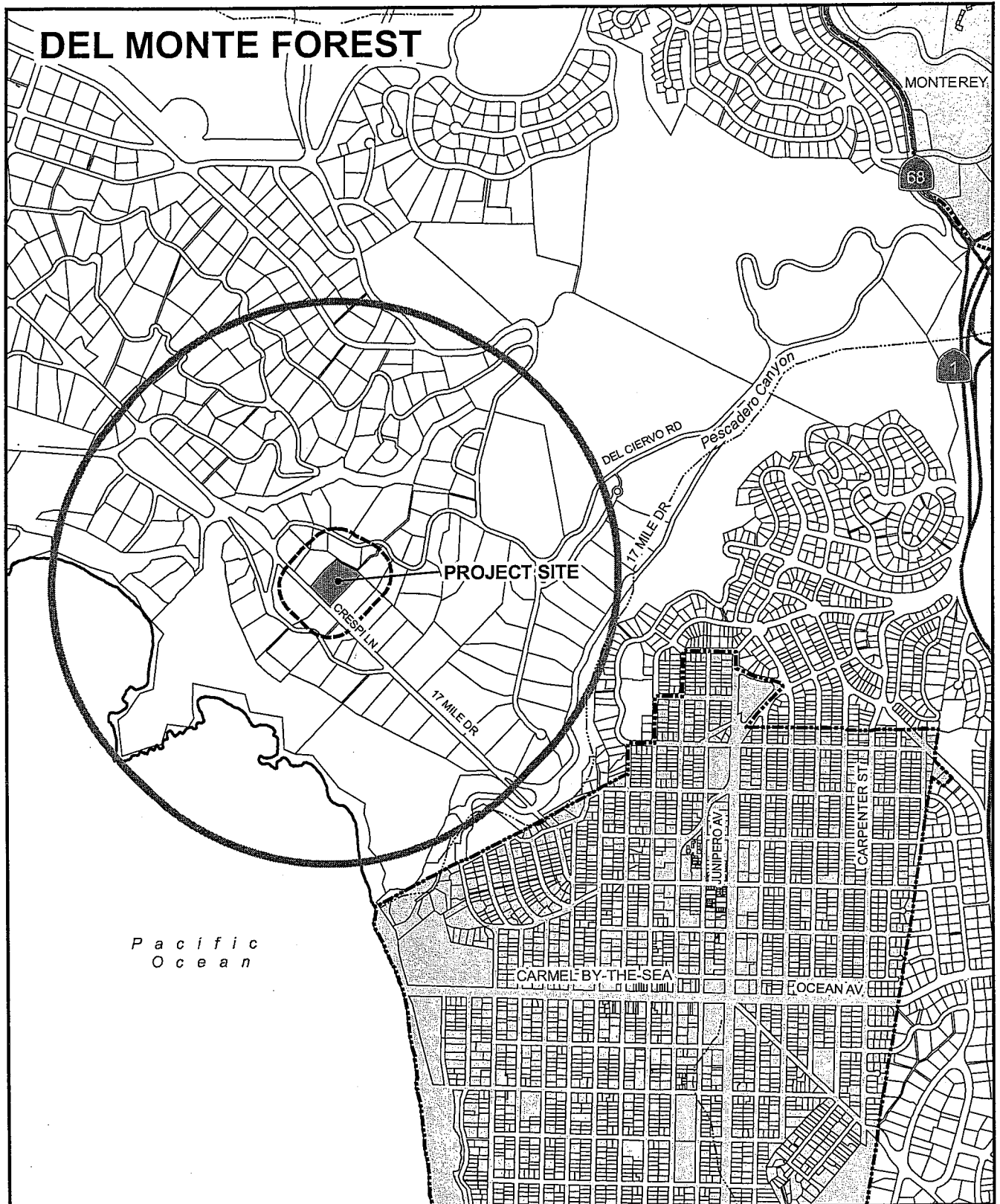
3/16"=1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA ENVIRONMENTAL CODE, THE CALIFORNIA LAND USE CODE, THE CALIFORNIA TRANSPORTATION CODE, THE CALIFORNIA WATER CODE, THE CALIFORNIA WASTE CODE, THE CALIFORNIA AIR QUALITY CODE, THE CALIFORNIA SOIL CONSERVATION CODE, THE CALIFORNIA FLOOD CONTROL CODE, THE CALIFORNIA HISTORIC PRESERVATION CODE, THE CALIFORNIA ANTI-SLUMP CODE, THE CALIFORNIA ANTI-SEISMIC CODE, THE CALIFORNIA ANTI-EROSION CODE, THE CALIFORNIA ANTI-DEVELOPMENT CODE, THE CALIFORNIA ANTI-CLIMATE CHANGE CODE, THE CALIFORNIA ANTI-TOXIC CODE, THE CALIFORNIA ANTI-NUCLEAR CODE, THE CALIFORNIA ANTI-WEAPONRY CODE, THE CALIFORNIA ANTI-DRUG CODE, THE CALIFORNIA ANTI-ALCOHOL CODE, THE CALIFORNIA ANTI-TABACCO CODE, THE CALIFORNIA ANTI-GAMING CODE, THE CALIFORNIA ANTI-LOTTERY CODE, THE CALIFORNIA ANTI-CASINO CODE, THE CALIFORNIA ANTI-PROSTITUTION CODE, THE CALIFORNIA ANTI-PORN CODE, THE CALIFORNIA ANTI-OBSCENITY CODE, THE CALIFORNIA ANTI-IMMORALITY CODE, THE CALIFORNIA ANTI-DETERIORATION CODE, THE CALIFORNIA ANTI-DECLINE CODE, THE CALIFORNIA ANTI-FAILURE CODE, THE CALIFORNIA ANTI-CRASH CODE, THE CALIFORNIA ANTI-COLLAPSE CODE, THE CALIFORNIA ANTI-DESTRUCTION CODE, THE CALIFORNIA ANTI-DEMISE CODE, THE CALIFORNIA ANTI-DEATH CODE, THE CALIFORNIA ANTI-DOOM CODE, THE CALIFORNIA ANTI-DISASTER CODE, THE CALIFORNIA ANTI-DESTRUCTION CODE, THE CALIFORNIA ANTI-DEMISE CODE, THE CALIFORNIA ANTI-DEATH CODE, THE CALIFORNIA ANTI-DOOM CODE, THE CALIFORNIA ANTI-DISASTER CODE.

PROPOSED REMODEL FOR:
MR. & MRS. MICHAEL MORGAN
1887 CREST LANE
PEBBLE BEACH, CA

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ARCHITECTURE • INTERIOR DESIGN
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PH: (805) 466-1881 • FAX: (805) 466-1882 • WWW.IDGARCH.COM

COURTYARD ELEVATIONS
DATE: 05-05-06
PRE-APPLICATION
REVISIONS:
1-27-06
2-11-06
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APPLICANT: MORGAN

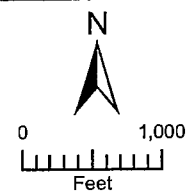
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FILE # PLN060295

300' Limit

2500' Limit

City Limits



PLANNER: MURPHY